



4 Juniper Court  
Woodhall Spa, Lincoln, Lincolnshire LN10 6WE

£1,100,000  
NO ONWARD CHAIN

**BELL**









## 4 Juniper Court

Woodhall Spa, Lincolnshire LN10 6WE

Lincoln – 20 miles  
 Grantham – 33 miles with East Coast rail link to London  
 Boston – 19 miles

(Distances are approximate)

Set to the fringe of mature woodland stands this beautifully crafted home of some considerable appeal providing thoughtfully designed accommodation including three reception rooms, open plan living kitchen and four double bedrooms, three with en-suite. Internally the property is further enhanced by underfloor heating to the ground floor, oak internal doors and stylish kitchen and bathrooms. Outside the property stands to attractive gardens, the front having been professionally landscaped and the rear with outside entertaining in mind. There is further garden to the side, ample off-street parking, room for large motor home/caravan and double garage. The shopping, social and educational facilities of this most sought-after Lincolnshire village is within reasonable direct walking distance or alternatively through natural woodland paths or though the Woodhall Spa Golf Course.



Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

### Accommodation

Entrance into the property is gained through a glazed panel composite door leading into:

### Entrance Lobby

With dual side aspect and having coved ceiling, ceiling spot lights and solid oak door to:



### **Reception Hall**

The high standard of fitment is immediately apparent having solid oak staircase with glass balustrade to the first floor with storage below. There is coved ceiling, ceiling spot lights and glazed panel solid oak double doors to:

### **Living Kitchen**

The 'Hub' of this superb home and thoughtfully designed with modern living in mind.

### **Kitchen Area**

Providing an extensive range of stylish fitted units comprising twin stainless steel sinks inset to quartz worksurface extending to provide breakfast bar over base units, including Neff twin ovens, four ring induction hob, dishwasher, full height fridge and freezer. There are wall mounted cupboards above with down and uplighting and filter hood over the hob.

### **Dining Area/Family Room**

Ideal for formal entertaining or family meal times. With bi folding doors overlooking the rear garden and triple aspect orangery. Coving, ceiling spot lights, door returning to reception hall and door to:

### **Utility Room**

With stainless steel sink over base units including space and plumbing for washing machine and drier. There is a water softener, wall mounted cupboards above, coved ceiling, uPVC door to rear and door to cloaks cupboard with automatic light.

### **Home Office**

With very pleasing double aspect views from the front towards woodlands.

### **Sitting Room**

A large dual aspect room with views to the front towards woodlands and bi-folding doors to the orangery. There is a wood burner set to open brick hearth and coved ceilings.

### **Orangery**

A fabulous addition to the home providing triple aspect views over the rear garden and having atrium roof having electric blinds also to windows. There are ceiling spot lights and double doors to garden.

### **Cloakroom**

With close coupled WC, wash hand basin over vanity unit, coved ceiling and automatic light.







## First Floor

### Landing

With access to roof space, coved ceiling and built-in airing cupboard.

### Bedroom 1

Double aspect from the front towards woodland and having coved ceiling, radiator and door to **Dressing Room** with coving, radiator and door to **En-Suite** with a white suite comprising shower cubicle, floating wash hand basin over vanity unit and a close coupled WC. There is tiled flooring, heated towel rail and coved ceiling.

### Bedroom 2

Overlooking the rear garden and having coved ceiling, radiator and door to **En-Suite** with a white suite comprising tiled shower cubicle, wash hand basin over vanity unit, close coupled WC and heated towel rail.

### Bedroom 3

Overlooking the rear and having coving, radiator and door to **En-Suite** with tiled shower cubicle, wash hand basin over vanity unit, close coupled WC, tiled flooring, heated towel rail and coved ceiling.

### Bedroom 4

With woodland views and having radiator.

### Bathroom

With a four-piece suite comprising paneled bath having side taps, tiled shower cubicle, wash hand basin over vanity unit and close coupled WC. There is tiled flooring, heated towel rail and shaver point to mirrored vanity unit.

### Garden

The property is approached over wide graveled driveway providing ample parking for several vehicles and leads to **Detached Double Garage** with two electric up and over doors, power, lighting, loft storage and service door to the side. The front garden has been professionally landscaped with a wide variety of ornamental shrubs to borders including a lavender walk to the southern side. The enclosed rear garden is predominantly laid to lawn with a variety of decorative trees and shrubs to borders, paved patio area that extends to create a pergola covered outside entertaining area. To the rear of the garage is an enclosed garden, utility area and timber garden store.

**East Lindsey District Council – Tax band: F**

**EPC Rating: B** Brochure prepared 27.08.2025













## 4 Juniper Court

Approximate Gross Internal Area  
 Ground Floor = 157.0 sq m / 1690 sq ft  
 First Floor = 115.7 sq m / 1245 sq ft  
 Double Garage = 34.5 sq m / 371 sq ft  
 Total = 307.2 sq m / 3306 sq ft



**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Woodhall Spa office.  
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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